

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name:	Auction of Department of Labor and Industry (DLI) property in Billings, MT
Proposed Implementation Date:	March 3, 2008
Proponent:	Department of Labor and Industry
Location:	Northwest corner of 7 th Avenue North and 23 rd Street, Billings, MT, legally described as L and 2, Block 285 of the Billings Original Townsite, First Addition.
County:	Yellowstone

I. TYPE AND PURPOSE OF ACTION

The Montana Department of Labor and Industry (DLI) proposes to sell property it owns in Billings at public auction under authority of Section 77-2-301, 302 & 321. The property consists of two residential lots within the City of Billings urban area. The lots are currently paved with asphalt. Redevelopment of the parcels will be regulated by applicable federal, state and local regulations.

II. PROJECT DEVELOPMENT

1. PUBLIC INVOLVEMENT, AGENCIES, GROUPS OR INDIVIDUALS CONTACTED:

Provide a brief chronology of the scoping and ongoing involvement for this project.

December 21, 2007: Beginning of 30 day public notice period. Notice period closed January 20, 2008 with # comments.

2. OTHER GOVERNMENTAL AGENCIES WITH JURISDICTION, LIST OF PERMITS NEEDED:

Redevelopment of the parcels will be regulated by applicable federal, state and local regulations.

3. ALTERNATIVES CONSIDERED:

1. Action: Dept of Labor and Industry to sell the property at public auction.
2. No Action: Dept of Labor and Industry retains the property.

III. IMPACTS ON THE PHYSICAL ENVIRONMENT

- *RESOURCES potentially impacted are listed on the form, followed by common issues that would be considered.*
- *Explain POTENTIAL IMPACTS AND MITIGATIONS following each resource heading.*
- *Enter "NONE" if no impacts are identified or the resource is not present.*

4. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE:

Consider the presence of fragile, compactable or unstable soils. Identify unusual geologic features. Specify any special reclamation considerations. Identify any cumulative impacts to soils.

The subject property is a developed urban lot within a mixed residential and commercial neighborhood. The property is currently in use as a parking lot.

5. WATER QUALITY, QUANTITY AND DISTRIBUTION:

Identify important surface or groundwater resources. Consider the potential for violation of ambient water quality standards, drinking water maximum contaminant levels, or degradation of water quality. Identify cumulative effects to water resources.

The subject property is served by City water and sewer. There are no surface or groundwater rights or resources associated with the property.

6. AIR QUALITY:

What pollutants or particulate would be produced? Identify air quality regulations or zones (e.g. Class I air shed) the project would influence. Identify cumulative effects to air quality.

The sale of the subject property will not result in any effect to air quality.

7. VEGETATION COVER, QUANTITY AND QUALITY:

What changes would the action cause to vegetative communities? Consider rare plants or cover types that would be affected. Identify cumulative effects to vegetation.

A Natural Heritage Program query did not identify the presence of any rare plants in the Township occupied by the subject property. (The Natural Heritage Program report is available upon request from DNRC's Trust Land Management Office.)

8. TERRESTRIAL, AVIAN AND AQUATIC LIFE AND HABITATS:

Consider substantial habitat values and use of the area by wildlife, birds or fish. Identify cumulative effects to fish and wildlife.

The subject property is not considered to have any significant habitat value for wildlife, birds, or fish species. The property is located in the developed urban area, and has been paved for use as a parking lot for many years.

9. UNIQUE, ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCES:

Consider any federally listed threatened or endangered species or habitat identified in the project area. Determine effects to wetlands. Consider Sensitive Species or Species of special concern. Identify cumulative effects to these species and their habitat.

The parcel has been developed for many years, so existing native species are disturbed or have been replaced by exotic species. A Natural Heritage Program query identified eight animal species of concern that occur in the Township occupied by the subject property. (The Natural Heritage Program report is available upon request from DNRC's Trust Land Management Office.) However, these species have not been observed at the subject property, and the property is not considered to have any value as habitat for such species.

10. HISTORICAL AND ARCHAEOLOGICAL SITES:

Identify and determine effects to historical, archaeological or paleontologic resources.

It is unknown if Antiquities (as defined by the State Antiquities Act) are present on the subject property. The DLI has complied with its State Antiquities Act responsibilities by authorizing the DNRC to contact the State Historic Preservation Office (SHPO) on its behalf. Should DLI discover cultural materials at any time during the sale process, it will contact the SHPO for a site investigation.

11. AESTHETICS:

Determine if the project is located on a prominent topographic feature, or may be visible from populated or scenic areas. What level of noise, light or visual change would be produced? Identify cumulative effects to aesthetics.

The property is not located in an area of aesthetic or scenic potential. The sale will not directly result in any level of noise, light, or visual change.

12. DEMANDS ON ENVIRONMENTAL RESOURCES OF LAND, WATER, AIR OR ENERGY:

Determine the amount of limited resources the project would require. Identify other activities nearby that the project would affect. Identify cumulative effects to environmental resources.

Demands on land, water, air and energy will not be impacted by the sale of the parcel. Development of the parcel will be regulated by applicable federal, state and local regulations.

13. OTHER ENVIRONMENTAL DOCUMENTS PERTINENT TO THE AREA:

List other studies, plans or projects on this tract. Determine cumulative impacts likely to occur as a result of current private, state or federal actions in the analysis area, and from future proposed state actions in the analysis area that are under MEPA review (scoped) or permitting review by any state agency.

None.

IV. IMPACTS ON THE HUMAN POPULATION
<ul style="list-style-type: none">• <i>RESOURCES potentially impacted are listed on the form, followed by common issues that would be considered.</i>• <i>Explain POTENTIAL IMPACTS AND MITIGATIONS following each resource heading.</i>• <i>Enter "NONE" if no impacts are identified or the resource is not present.</i>

14. HUMAN HEALTH AND SAFETY:

Identify any health and safety risks posed by the project.

The sale of this parcel will not pose a threat to human health and safety.

15. INDUSTRIAL, COMMERCIAL AND AGRICULTURE ACTIVITIES AND PRODUCTION:

Identify how the project would add to or alter these activities.

The sale of this parcel will have no impact on the industrial or commercial activities.

16. QUANTITY AND DISTRIBUTION OF EMPLOYMENT:

Estimate the number of jobs the project would create, move or eliminate. Identify cumulative effects to the employment market.

The sale of the parcel will have no impact on the quality or distribution of employment.

17. LOCAL AND STATE TAX BASE AND TAX REVENUES:

Estimate tax revenue the project would create or eliminate. Identify cumulative effects to taxes and revenue.

The proposed sale of the subject property could result in an increase to the local tax base and tax revenues if the property is sold to an entity that is not tax exempt. Sale to another tax exempt entity would result in no change to the local tax base or tax revenues.

18. DEMAND FOR GOVERNMENT SERVICES:

Estimate increases in traffic and changes to traffic patterns. What changes would be needed to fire protection, police, schools, etc.? Identify cumulative effects of this and other projects on government services

The proposed sale of the subject property will not cause any significant increase in traffic or alter traffic patterns, nor will there be a need for additional governmental services.

19. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS:

List State, County, City, USFS, BLM, Tribal, and other zoning or management plans, and identify how they would affect this project.

The property is subject to the City of Billings growth policy and zoning regulations. City of Billings regulations do not affect the sale of the subject property, but will directly affect its use and potential redevelopment.

20. ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES:

Identify any wilderness or recreational areas nearby or access routes through this tract. Determine the effects of the project on recreational potential within the tract. Identify cumulative effects to recreational and wilderness activities.

This parcel is not located near a wilderness or recreational area, so the sale of this property will have no effect on recreational and wilderness activities.

21. DENSITY AND DISTRIBUTION OF POPULATION AND HOUSING:

Estimate population changes and additional housing the project would require. Identify cumulative effects to population and housing.

The proposed sale of the subject property would not affect population distribution or density, or require additional housing.

22. SOCIAL STRUCTURES AND MORES:

Identify potential disruption of native or traditional lifestyles or communities.

The sale of this parcel will have no effect on the social structures or mores.

23. CULTURAL UNIQUENESS AND DIVERSITY:

How would the action affect any unique quality of the area?

The sale of this parcel will have no effect on any unique qualities present in the area.

24. OTHER APPROPRIATE SOCIAL AND ECONOMIC CIRCUMSTANCES:

Estimate the return to the trust. Include appropriate economic analysis. Identify potential future uses for the analysis area other than existing management. Identify cumulative economic and social effects likely to occur as a result of the proposed action.

An appraisal of the property is underway. Proceeds from the sale will go to the DLI Unemployment Insurance Division.

EA Checklist Prepared By:	Name:	Ethan Stapp	Date:	12/11/2007
	Title:	DNRC Land Use Specialist		

V. FINDING

25. ALTERNATIVE SELECTED:

Alternative No. 1 – Action: Dept of Labor and Industry will sell the subject property at public auction under provisions of 77-2-351, MCA.

26. SIGNIFICANCE OF POTENTIAL IMPACTS:

Not Applicable

27. NEED FOR FURTHER ENVIRONMENTAL ANALYSIS:

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EIS

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More Detailed EA

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No Further Analysis

EA Checklist Approved By:	Name: Roy Mulvaney
	Title: Administrator, DLI Unemployment Insurance Division
Signature: Date:	